

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 6-C-22-RZ **Related File Number:**
Application Filed: 4/11/2022 **Date of Revision:**
Applicant: MICHAEL WILLIAMS

PROPERTY INFORMATION

General Location: North side of Woodbine Avenue, west of Winona Street
Other Parcel Info.:
Tax ID Number: 82 P E 028 **Jurisdiction:** City
Size of Tract: 9100 square feet
Accessibility: Access is via Woodbine Avenue, a local road with a 32-ft pavement width within a 42-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Transportation/Communication/Utilities
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Central City **Sector Plan Designation:** MU-SD, MU-CC10 (Mixed Use Special District, Gat
Growth Policy Plan:
Neighborhood Context: This area is on the western edge of a single-family residential neighborhood. There are industrial and commercial properties to the west and north, and an expansive park system with recreation fields to the south.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 1419 Woodbine Ave.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-2 (Single-Family Residential Neighborhood)
Former Zoning:
Requested Zoning: RN-4 (General Residential Neighborhood)
Previous Requests:
Extension of Zone: Yes
History of Zoning: 9-L-17-RZ: Park City Historic District overlay proposed but not extended to the subject property block

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Jessie Hillman

Staff Recomm. (Abbr.): Approve RN-4 (General Residential Neighborhood) zoning because it is consistent with the sector plan.

Staff Recomm. (Full):

Comments: PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1) The area surrounding the subject property is an established hub of recreational, transportation, education and commercial amenities that are ideal conditions for denser infill residential development. The proposed rezoning from RN-2 (Single-Family Residential Neighborhood) to RN-4 (General Residential Neighborhood) could permit construction of 3 townhomes or 4 multifamily units that would help address ongoing demand for housing in the City.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1) The RN-4 General Residential Neighborhood Zoning District is intended to accommodate mixed medium density residential development. Single-family, two-family, and townhouse dwelling residential development is permitted with low-rise multi-family dwellings and new development forms such as pocket neighborhoods allowed by review. The RN-4 District is intended to be applied to neighborhoods that are characterized by such mixed residential development, or that have been identified as areas where such development would be suitable in the future.

2) The Central City Sector Plan identifies the subject property's location as an area where infill housing and residential renovation is a "foremost concern," making RN-4 an appropriate consideration.

3) The subject property is in an area with an abundance of amenities for residents. These include a comprehensive sidewalk infrastructure, an adjacent community park and the Caswell Greenway Trail, two bus stops a block away, commercial nodes within walking distance, and schools nearby. These are ideal conditions for denser residential infill.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1) It is not anticipated that the proposed rezoning will have any adverse impacts on surrounding properties. The dimensional standards for RN-4 anticipate close proximity to single-family dwellings, and ensure that building features such as height and width are at an appropriate scale for an established neighborhood.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1) The proposed rezoning is consistent with the Central City Sector Plan land use designation of MU-SD MU-CC4 (Mixed Use Special District in the Magnolia Avenue Corridor).

2) The proposed amendment is not in conflict with any other adopted plans.

Action: Approved

Meeting Date: 6/9/2022

Details of Action:

Summary of Action: Approve RN-4 (General Residential Neighborhood) zoning because it is consistent with the sector plan.

Date of Approval: 6/9/2022

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 7/12/2022

Date of Legislative Action, Second Reading: 7/26/2022

Ordinance Number:

Other Ordinance Number References: O-104-2022

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: